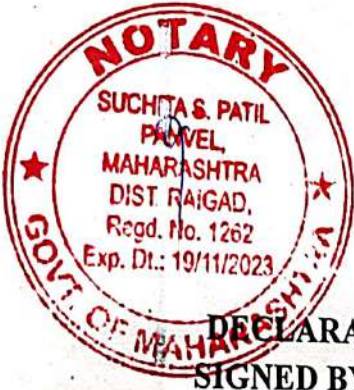




महाराष्ट्र MAHARASHTRA



2022

बोडपत्र-१/Annexure - 1
फयत प्रतिज्ञापत्रासाठी

22AA-982255

मुद्रांक दिवशी नोंदवली अनुक्रमांक 4410 दिनांक 25/04/2023

मुद्रांक विक्रय घेण्याबाबतचे नांव साई भानु इंटरप्रायजेस

रहितवरील घटना व सही पत्रेपत्र

हत्ते अस्तित्वात हत्ते नांव, पत्रा व सही मंजूर गायकर

पत्रावली घेण्याबाबतचे नोंद घेतले आहे / पत्रा व सही
ही सही घेतले आहे / पत्रा व सही घेतले आहे
पत्रेपत्र घेतले आहे / पत्रा व सही घेतले आहे
(श्री. सुजित विठ्ठल परदेशी)
संजय देव

FORM 'B'
[See rule 3(6)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE
SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE
PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of "SAI ANANT ENTERPRISES" through its partner Mr. Kedar Ramakant Patil promoter of the proposed project/duly authorized by the promoter of the proposed project, "SAI ANANT" located at F.P.No. 409/A, 410/2, Takka, Panvel, Taluka Panvel, Dist-Raigad-410206.

Patil

I, **Mr. Kedar Ramakant Patil** promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state asunder:

1. That I **Mr. Kedar Ramakant Patil** has a legal title Report to the land on which the development of the project is proposed
2. That the project land is free from all encumbrances.
3. That the time period within which the project shall be completed by me/promoter is dated **31.12.2026**.

4. (a) For new projects:

That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

- (b) For ongoing project on the date of commencement of the Act

- i. That seventy per cent of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.

OR

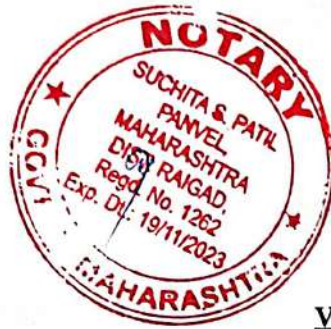
- ii. That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

5. That the amounts from the separate account shall be withdrawn in accordance with Rule 5
6. That I / the promoter shall get the accounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

Patil



7. That I /the promoter shall take all the pending approvals on time, from the competent authorities.
8. That I/ the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of these rules, within seven days of the said changes occurring.
9. That I / the promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I/the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe.



Verification



The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at Panvel on this 28th April 2023.


Mr. Kedar Ramakant Patil
Deponent

BEFORE ME

28 APR 2023

VOTED AND REGISTERED
At Sr. No. 1265/2023


SUCHITA S. PATIL
Advocate & Notary
Manek Nagar, A Wing, Shop No.3
Pardehi Ali, Panvel,
Maharashtra - 410 206.

28/4/2023